



THE
A-TEAM

**RE/MAX
FIRST**

274037A RANGE ROAD 214 , Rural Wheatland County T0J 2T0

MLS® #: **A2183321**

Area: **NONE**

Listing Date: **12/12/24**

List Price: **\$500,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Wheatland County**
Year Built: **2012**
Lot Information
Lot Sz Ar: **180,338 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,114**
Low Sqft:
Ttl Sqft: **1,114**

DOM

9
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Acreage with Residence, Modular Home**

Parking

Ttl Park: **0**
Garage Sz: **1**

Access:

Lot Feat: **Conservation, Creek/River/Stream/Pond**
Park Feat: **Additional Parking, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer: **Septic Field, Septic Tank**
Ext Feat: **Private Yard**

Construction: **Manufactured Floor Joist**
Flooring: **Laminate, Linoleum**
Water Source: **Well**
Fnd/Bsmt: **Other, Pillar/Post/Pier, See Remarks**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer**
Int Feat: **Built-in Features, Ceiling Fan(s)**
Utilities: **Electricity Paid For, Propane**

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	9`0" x 5`1"
Bedroom	Main	9`1" x 9`0"
Dining Room	Main	7`2" x 12`9"
Kitchen	Main	7`9" x 12`9"
Living Room	Main	14`11" x 15`5"

Room	Level	Dimensions
4pc Ensuite bath	Main	8`10" x 5`0"
Bedroom	Main	12`2" x 8`7"
Foyer	Main	5`7" x 9`8"
Laundry	Main	9`5" x 5`11"
Bedroom - Primary	Main	14`11" x 11`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
CR

7210GQ

Remarks

Pub Rmks: **CMHC Approval of this Home. Purchase with just 5% Down Payment. Come See Green Haven. 3 Bedrooms. 2 Full Bathrooms.Beautiful Views. Tranquil Living. Memories and Blessings. Drive A Little. Save A Lot. Country Roads Take you home to this fenced 4.14 acre Parcel. Fenced and Cross Fenced 15 seperate areas for livestock, animals of Choice. Natural Springs. stream POND. Wildlife. Drilled Well 10 gallons per minute. Central Location to all, Strathmore, Standard, Rosebud, Drumheller, Three Hills, Carbon. Calgary. Golden Hills School District. Enjoy a Star Gazing Night . Watch the Northern Lights. colorful Sunrises and Sunsets. Home is Bright, Spacious. Open Concept. Clean. Pride of Ownership. Propane Tank is Owned. Connection for Generator. Lots of Perennials. Lilac, Raspberry, Currents, Cherry, Rhubarb, Saskatoon, Blueberry, Hawthorns,**

Inclusions: **N/A**
Property Listed By: **RE/MAX Landan Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









